

**CITY OF FRANKLIN**  
**PLAN COMMISSION MEETING MINUTES**  
**APRIL 17, 2003**

**Approved as Presented 5/6/2003**

**CALL TO ORDER**

- I. Mayor Klimetz called the regular meeting of the Plan Commission of April 17, 2003, to order at 7:02 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

Present were Mayor Klimetz, Alderman Dorsan, Commissioners Bennett, Knueppel, Ritter, and Ziegenhagen. Excused was Commissioner Skowronski. Also present was Planning Manager Buratto.

**MINUTES-  
04/3/2003**

- II. Commissioner Knueppel moved to approve the minutes of the regular meeting of April 3, 2003 as presented. Seconded by Commissioner Ziegenhagen. All voted Aye; motion carried.

**PUBLIC HEARING-  
REZONING &  
SPECIAL USE-  
AVIAN AT  
TUCKAWAY**

- III. The public hearing for the Rezoning and Special Use petition by Avian at Tuckaway, Mark A./B. E. Carstensen Development was opened at 7:06 p.m.. The proposed special use is to rezone from R-3 Suburban/Estate Single Family Residence District to R-8 Multiple Family Residence District and to construct nineteen (19) eight-unit condominium buildings and one (1) four-unit condominium building for a total of 156 units in an R-8 Multiple Family Residence District, for property on the North side of West Puetz Road, between South 68th/South 76th Streets, NW 1/4 of Section 22.

Planning Manager Buratto read the Public Hearing notice into the minutes.

Mark E. Carstensen presented the project to the Plan Commission and provided a history of zoning and ownership by Milwaukee County. Purchase was made from Milwaukee County with an agreement for the specific proposal here presented.

Mayor Klimetz recited the Special Use Section of the Unified Development Ordinance related to criteria to be met for giving a Special Use permit.

Citizens spoke in favor of and against the project.

Mark Carstensen removed the project from consideration to re-design it to fit better with the neighboring uses. Mr. Carstensen stated he would continue to pursue R-8 zoning and condominium development and will meet with neighbors when he has his plans re-worked.

The public hearing was called to a close at 8:39 p.m.

The Plan Commission recessed until 8:44 p.m.

**PUBLIC HEARING-  
SPECIAL USE FOR  
US CELLULAR**

- III. The Public Hearing for the Special Use petition by US Cellular to attach antennas to the C. City water tower and construct a 12' x 20' equipment building at 8901 West Drexel Avenue, NW 1/4 of Section 16, zoned I-1 Institutional District, was opened at 8:46 p.m.

Planning Manager Buratto read the Public Hearing notice into the minutes.

Ron Zechel, agent for US Cellular, presented the project to the Plan Commission.

No one else came forward in favor or opposition. The public hearing was called to a close at 9:00 p.m.

**PUBLIC HEARING-  
SPECIAL USE FOR  
WE-ENERGIES**

- III. The Public Hearing for the Special Use petition by WeEnergies to add a second D. transformer and associated equipment for property located at 3400 West Elm Road, NE 1/4 of Section 36, zoned M-1 Limited Industrial District, was opened at 9:01 p.m.

Steve Perrigo and an engineer from WeEnergies, Jesse Young, gave the presentation to the Plan Commission.

No one else came forward in favor or opposition. The public hearing was called to a close at 9:18 p.m.

**SPECIAL USE FOR  
WE-ENERGIES**

- IV. Commissioner Ritter moved to suspend the rules and take action as per the request of We-Energies. Seconded by Commissioner Kneuppel. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved to recommend approval to the Common Council the Special Use petition by WeEnergies to add a second transformer and associated equipment for property located at 3400 West Elm Road, NE 1/4 of Section 36, zoned M-1 Limited Industrial District. Seconded by Commissioner Bennett.

Upon voice vote, all voted 'aye'. Motion carried.

**CERTIFIED SURVEY  
MAP - WYNDHAM  
RIDGE**

- IV. Commissioner Ziegenhagen moved and Commissioner Dorsan seconded a motion to table item IV.B., a 4-parcel certified survey map petition by Wyndham Ridge LLC, located at 9731 West Woelfel Road, SE 1/4 of Section 8, to the regular meeting of the Plan Commission on May 8, 2003. Upon voice vote, all voted 'aye'. Motion carried.

**PRELIMINARY PLAT  
WYNDHAM RIDGE**

- IV. Commissioner Ziegenhagen moved and Commissioner Dorsan seconded a motion to table item IV.C., a Preliminary Plat petition by Wyndham Ridge LLC, located at the SE corner of STH 100/West Woelfel road, SE 1/4 of Section 8, to the regular meeting of the Plan Commission on May 8, 2003.

Upon voice vote, all voted 'aye'. Motion carried.

**SPECIAL USE  
RENEWAL-  
ALLEN EDMONDS**

- IV. Commissioner Kneuppel moved to approve the Special Use Renewal petition by Allen-Edmonds Shoe Corporation to allow a temporary tent sale from June 22 through July 7, 2003 located at Franklin Centres, South 76th/West Rawson Avenue, NE 1/4 of Section 9, zoned Planned Development District No. 16, subject to meeting all conditions of Special Use Resolution No. 96-4405 and comments by the Fire Inspector.

Seconded by Commissioner Dorsan. Upon voice vote, all voted 'aye'. Motion carried.

**LANDSCAPE &  
ARCHITECTURAL  
PLANS FOR  
MONTICELLO  
GARDENS**

- IV. Commissioner Dorsan moved and Commissioner Kneuppel seconded a motion to approve the landscape plan for Monticello Gardens, located at approximately 12333 West Forest Home Avenue, NW 1/4 of Section 18, with the stipulation that Planning work with the Environmental Commission in establishing a balance of deciduous and evergreen trees. This does not need to come back to the Plan Commission unless application varies from what was approved.

Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved and Commissioner Bennett seconded a motion to table the approval of Architectural Building Plans for Monticello Gardens, located at approximately 12333 West Forest Home Avenue, NW 1/4 of Section 18, the regular meeting of the Plan Commission on May 22, 2003.

Upon voice vote, all voted 'aye'. Motion carried.

**PLAN DEPARTMENT  
PROCEDURES**

- IV. Planning Manager Buratto informed the Plan Commission that all changes have been made and all forms introduced. Staff will hold an "in-service" with developers and consultants in two weeks to review new method.

**NEXT MEETING  
DATES**

- IV. The meeting dates for the next regularly scheduled Plan Commission will be May 8, 2003 and May 22, 2003. Meetings begin at 7:00 p.m.. No action taken.

**REPORT ON  
COUNCIL ACTIONS**

- V. No action was taken regarding report and discussion of Council actions.

**ADJOURNMENT**

- VI. Commissioner Ritter moved and Commissioner Kneuppel seconded a motion to adjourn the regular meeting of the Plan Commission at 9:51 p.m. Upon voice vote, all voted 'aye'. Motion carried.